

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 8, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05053
Adams Street Acreages

PROPOSAL: A final plat consisting of 4 lots and one outlot

LOCATION: One half mile east of N. 148th and Adams Street.

LAND AREA: 80.09 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The W ½ of the SE 1/4 of Section 10, T10N, R8E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland, pasture

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides. Farm house to the south.

HISTORY: Adams Street Acreages Preliminary Plat and Community Unit Plan were approved by the Planning Commission on September 29, 2004 and the Lancaster County Board on December 21, 2004.

UTILITIES: Individual well water and waste treatment is proposed.

TRAFFIC ANALYSIS: Adams Street is a county gravel road. 148th Street to the west is paved. Adams is not shown for future improvement.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.

2. The County Engineer's letter of May 18, 2005 notes several corrections.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Make the revisions and corrections noted in the County Engineers letter of May 18, 2005.
 - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
 - 1.3. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 1.3.1 To submit to the County Engineer an erosion control plan.
 - 1.3.2 To protect the remaining trees on the site during construction and development.
 - 1.3.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 1.3.4 To complete the private improvements shown on the preliminary plat.
 - 1.3.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
 - 1.3.6 To relinquish the right of direct vehicular access to Adams Street except for N.

155th Street.

1.3.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

1.4. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
May 20, 2005

APPLICANT: Jeff Buel
P.O. Box 301
Eagle, NE 68347
(402) 432-3813

OWNER: James M. Buel
P.O. Box 301
Eagle, NE 68347
(402) 781-2624

CONTACT: Lyle Loth
ESP
601 Old Cheney Road, Suite A
Lincoln, NE 68512
421 - 2500



2002 aerial

Final Plat #05053 Adams Street Acreages N. 162nd & Adams St.

Zoning:

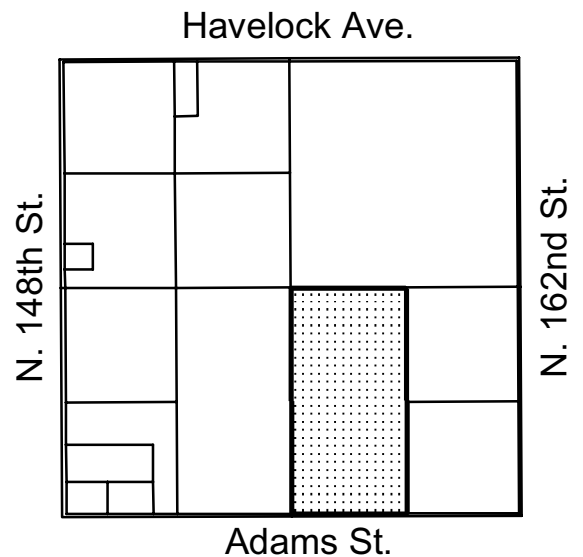
R-1 to R-8 Residential District
AG Agricultural District
AGR Agricultural Residential District
R-C Residential Conservation District
O-1 Office District
O-2 Suburban Office District
O-3 Office Park District
R-T Residential Transition District
B-1 Local Business District
B-2 Planned Neighborhood Business District
B-3 Commercial District
B-4 Lincoln Center Business District
B-5 Planned Regional Business District
H-1 Interstate Commercial District
H-2 Highway Business District
H-3 Highway Commercial District
H-4 General Commercial District
I-1 Industrial District
I-2 Industrial Park District
I-3 Employment Center District
P Public Use District

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One Square Mile
Sec. 10T10N R8E



Zoning Jurisdiction Lines
City Limit Jurisdiction



ADAMS STREET ACREAGES

BASED ON PRELIMINARY
PLAT NO. 04022

MAY 13 2005

N 89°53'02" E 1322.63'

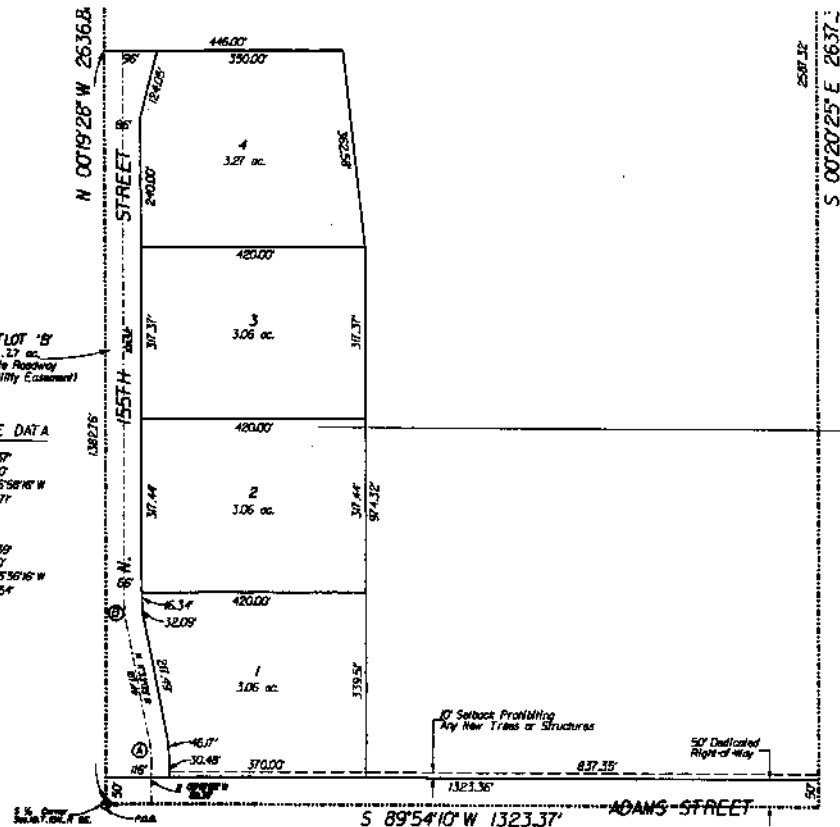


OUTLOT 'A'
63.06 ac.
(Reserved for Agricultural)

OUTLOT 'B'
2.17 ac.
(Private Rappelling
Boatlift Utility Easement)

CENTERLINE CURVE DATA

- ① Δ - 1113.37'
R - 203.00'
Chd. L - N 05°58'16" W
Chd. L - 39.77'
L - 39.78'
- ② Δ - 1113.39'
R - 197.00'
Chd. L - N 05°58'16" W
Chd. L - 38.54'
L - 38.60'



SHEET 1 OF 2

**Final Plat #05053
Adams Street Acreages
N. 162nd & Adams St.**

Lancaster

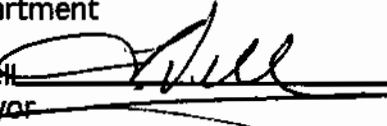
DON R. THOMAS - COUNTY ENGINEER

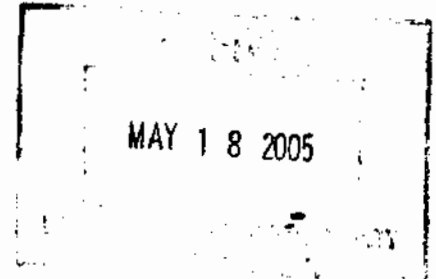
County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: May 18, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: ADAMS STREET ACREAGES
FINAL PLAT



This office has reviewed subject Final Plat and would offer the following comments:

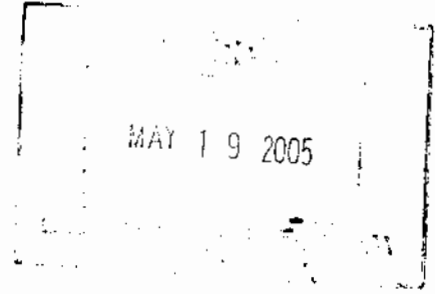
- 1) Outlot B is shown as 60 feet wide on the preliminary plat and the final plat shows 66 feet with a widened area on the north end. What is the reason for the change from the approved preliminary plat?
- 2) Outlot B should have a public access easement on it.
- 3) Dedication shall include the requirement that each lot will be allowed only one residential access
- 4) All improvements shall be completed prior to final plat approval.

LVW/pb
Subdiv.wk/Admas Street Acreages PP



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



May 17, 2005

Mike Dekalb, Project Planner
555 S. 10th #213
Lincoln, NE 68508

RE: Adams St. Acreages

Dear Mike,

I have reviewed the subject plat. As the Private Roadway contains a blanket utility easement, I see no need for further easement at this time.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Engineer